



REVISED DRAFT

STORM WATER MANAGEMENT PLAN

FOR THE

CITY OF SEBASTOPOL

SEPTEMBER 2005



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SUMMARY

This Storm Water Management Plan (SWMP) has been developed to comply with the federal Storm Water Phase II Final Rule, which requires operators of small municipal separate storm sewer systems (MS4s) to obtain a National Pollutant Discharge Elimination System (NPDES) permit. The Phase II Rule automatically requires compliance for all small MS4s that are located in urbanized areas as defined by the Census Bureau and which are not already permitted under the Phase I program.

As an automatically designated Regulated Small MS4, the City of Sebastopol is required to submit a Notice of Intent to comply with the terms of the General Permit (NOI), the appropriate fee, and a Storm Water Management Program (SWMP) to the North Coast Regional Water Quality Control Board (RWQCB) by March 10, 2003

The North Coast Regional Water Quality Control Board (Regional Board) is the regulatory agency having Phase II NPDES permit oversight authority for the City. The Final State General Storm Water Permit (General Permit) was adopted on April 30, 2003. On March 10, 2003, the City submitted a Notice of Intent (NOI) form, a permit fee and a SWMP to the Regional Board. The Regional Board reviewed the SWMP and issued comments in a letter dated November 17, 2004, which was forwarded to the City on December 28, 2004. This version of the SWMP has been revised to address the comments provided in that letter.

The Engineering, Public Works, Planning and Building Departments have the main responsibilities for the SWMP implementation. The Engineering Director has been designated as the Storm Water Program Leader. To achieve the tasks described in this plan, additional activities will need to be implemented by existing staff and/or contract personnel.

The Regional Board requires that an Annual Report be submitted that summarizes the previous fiscal year's storm water management activities. The first report will likely be due on September 15, 2006, after the City has obtained official coverage under the Phase II program. Subsequent Annual Reports will be due on September 15th of each year, and will describe activities performed for the prior fiscal year (July 1-June 30).

The General Permit requires that all NOIs, plans, certifications, and other information prepared be signed by the principal executive officer, a ranking elected official, or a duly authorized representative. For the City, the authorized representative will be the City Manager.

SIGNATORY REQUIREMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and believe, the information submitted is true, accurate and complete.

I am aware that there are significant penalties for submitting false information k including the possibility of fine and imprisonment for knowing violations.

David D. Brennan, City Manager

Date

1. STORMWATER MANAGEMENT PROGRAM ADMINISTRATION

1.1. Regulatory Background

In 1987, the Clean Water Act (CW A) of 1972 was amended to establish a regulatory framework for the National Pollutant Discharge Elimination System (NPDES), a permitting process to implement compliance with the CW A. In 1990 USEPA established the Phase I regulations, requiring permits for industrial sites, construction sites greater than five acres and Municipal Separate Storm Sewer Systems (MS4s) with a population greater than 100,000. In 1999, USEPA enacted the Phase II regulations, extending the requirement for NPDES permits to construction sites of greater than one acre and "Small MS4s", for jurisdictions under 100,000 which are designated as subject to the permit requirement for various reasons, including those determined to serve an "urbanized area" as defined by the US Census Bureau.

1.2. Legal Authority

1.2.1. Existing Activities

- The legal authority to implement and enforce the municipal storm water management plan derives from the provisions of the Federal Clean Water Act, California Water Code, Fish and Game Code, Health and Safety Code and Penal Code.
- The California Environmental Quality Act and Subdivision Map Act provide municipalities legal authority to establish conditions on certain types of development projects.
- The City's General Plan and Zoning Ordinance and other adopted City policies supplement the Federal and State legal authority to fulfill the National Pollutant Discharge Elimination System (NPDES) for storm water discharge requirements and implement the Storm Water Management Plan.
- The Sebastopol Municipal Code and standard City development policies already contain many policies that address the discharge of pollutants to the storm drain system.
- Through the City's Sewer Use Ordinance, and as a partner in the City of Santa Rosa Sub-regional Water Reclamation System, Sebastopol participates in permitting, inspection and oversight services for commercial and industrial users in Sebastopol as a part of the Sub-regional Users Agreement.
- As a member of the Sonoma County Waste Management Agency JP A, Sebastopol participates in a variety of public education and recycling programs that help to reduce pollution of storm water runoff.

1.2.2 Future Activities

- The City will amend the Sebastopol Municipal Code (SMC) by adoption of a Storm Water Ordinance to establish a fully enforceable legal authority to

- fulfill NPDES requirements to control pollutants in storm water discharges.
- The City will conduct a review of all applicable SMC sections and other relevant City policies and will make appropriate amendments to ensure consistency and establish enforceable authority to fulfill NPDES requirements in terms of Private Construction, Industrial/Commercial Uses, Illicit Discharges and Elimination, and Municipal Operations.

1.3. General Permit Requirements

Prohibitions

The General Permit effectively prohibits the discharge of materials other than storm water that are no "authorized non-storm water discharges" or authorized by a separate NPDES permit. The General Permit also incorporates discharge prohibitions contained in the Statewide Water Quality Control Plan and Regional Water Quality Control Plan (basin plans).

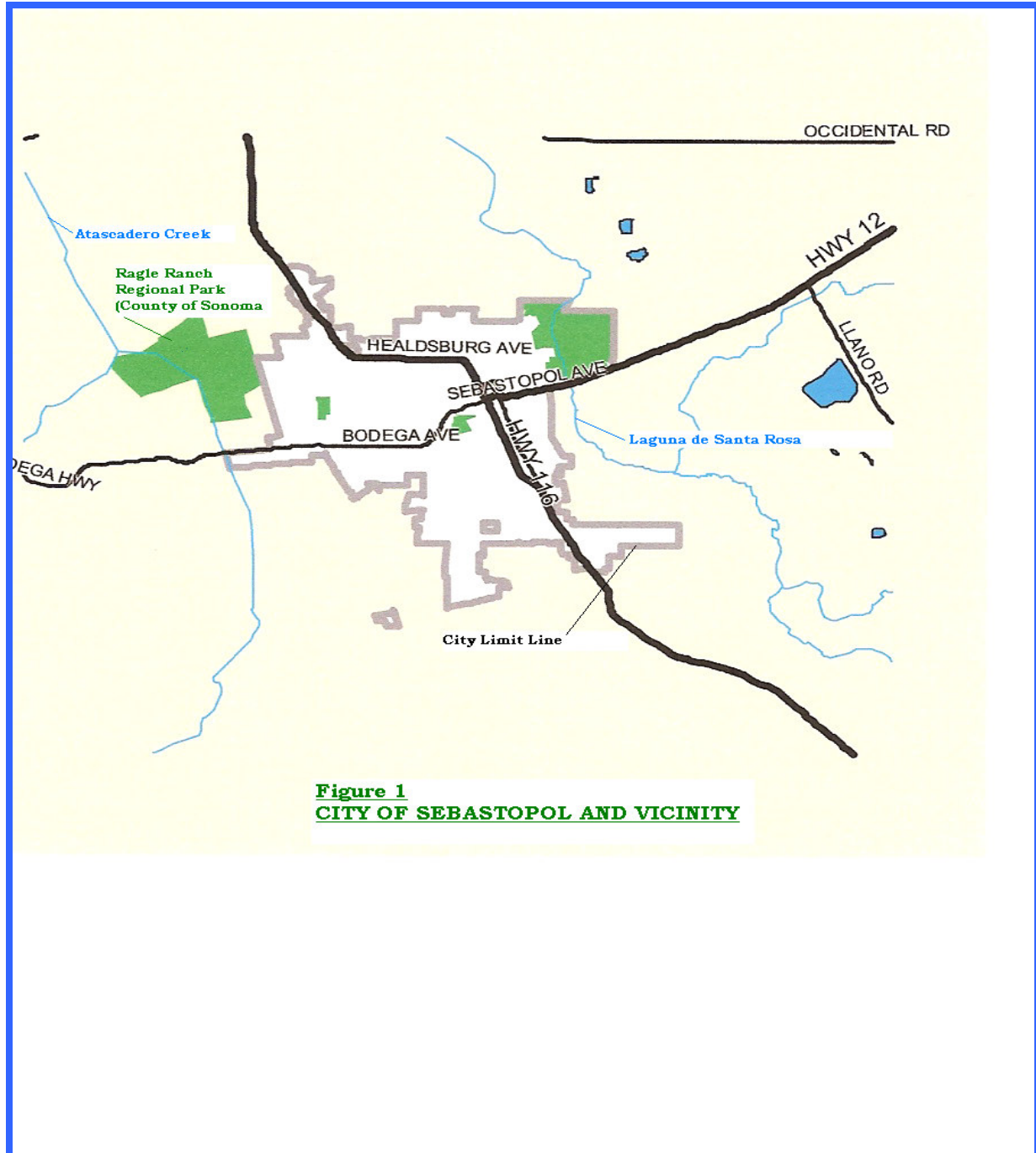
Effluent Limitations

Permittees must implement Best Management Practices (BMPs) that reduce pollutants in storm water runoff to the technology-based standard of Maximum Extent Practicable (MEP). Discharges shall not contain reportable quantities of hazardous substance as established at 40 CFR 117.3 or 40 CFR 302.4.

1.4. Development of Storm Water Management Plan

This Draft Storm Water Management Plan (SWMP) for the City of Sebastopol constitutes a work plan for the City to achieve the goals of the NPDES Phase II Permit. The Final SWMP, to be developed over the first year of the permit cycle, will consist of a series of Objectives, Existing and Proposed Activities (BMPs), Measurable Goals and Timetables for Implementation that will be developed through a collaborative process by City Staff and consultants, elected officials and the public. The basic tasks required to accomplish this are anticipated as follows:

- Review of existing regulatory authority, City codes, rules and regulations.
- Completion of a Draft the Storm Water Management Plan.
- Presentation of Draft SWMP to City Council at a special Study Session, for Public and Council comments.
- Revisions to Draft SWMP and re-submittal to Regional Board for additional comments.
- Identification of program costs and future funding needs to implement SWMP.
- Submittal of Final Draft SWMP to City Council for approval.
- Submittal of approved SWMP to Regional Board.
- Amendments to Municipal Code and other City policies as required for implementation.



2. GENERAL DESCRIPTION

Sebastopol is located at the Western edge of the Santa Rosa Valley about 8 miles west of the City of Santa Rosa, at the intersection of State Route 116 (Gravenstein Highway) and State Route 12. The City comprises a land area of approximately 1.79 square miles, and the 2005 population, as reported by the State Department of Finance, is 7,794.

The City storm drain system includes approximately 18 miles of storm drain constructed predominantly of reinforced concrete pipe, with diameters ranging from 12 to 66 inches. Additional privately-maintained storm drains are located within subdivisions and other private developments. For approximately the past 10 years, newer developments have constructed storm drains constructed of polyvinyl chloride or high density polyethylene pipe. In the 1980s and 1990s, several major conduit projects were constructed by the Sonoma County Water Agency, in the City's main drainage watersheds. Ownership and maintenance responsibility for these facilities was subsequently transferred by the SCWA to the City.

2.1 Watershed Description

Approximately 95% of the land within the City drains Easterly towards the Laguna de Santa Rosa. There are three creeks tributary to the Laguna that form a part of the City drainage system--Zimpher Creek, Calder Creek and Witter Creek. City storm drains discharge to the Laguna or its minor tributaries within the City at ten outfalls. The remaining 5% of land within the City drains Westerly to five outfalls to Atascadero Creek, which parallels the City's Westerly limits. Development within the watershed is predominantly urban-residential, and rural residential, with a central commercial district. County lands outside of the City limits are primarily rural residential and agricultural uses. Figure 1 is a Location Map showing the City of Sebastopol and Vicinity.

2.2 Storm Sewer System

A Master Plan study of the hydrology and hydraulics of the Sebastopol Storm Drain system is underway at this writing. In October, 2005 the City will be receiving a draft Storm Drain Master Plan that will provide a detailed description of the City's watershed and storm drainage system, which will be incorporated into a future version of this Plan when it is available. Figure 2 is a map of the City Storm Drain System.

2.3 Pollutants of Concern

The North Coast Basin Plan places the City within the Laguna de Santa Rosa hydrologic sub area of the Russian River. The beneficial uses of the Laguna include agricultural supply, industrial service supply, water contact recreation, non-contact water recreation, commercial and sport fishing, cold freshwater habitat, wildlife habitat, and the potential beneficial use of aquaculture.

Section 303(d) of the Federal Clean Water Act requires that states identify water bodies that do not meet water quality standards. Total Maximum Daily Loads (TMDLs) are then developed for each water body on the list, and include identifying sources of pollutants, defining how much of a pollutant a water body can tolerate while still meeting water quality standards, and specifying actions to create solutions.

The Laguna de Santa Rosa was listed on the 2002 Clean Water Act Section 303(d) list for the following pollutants / stressors:

- Low dissolved oxygen concentrations
- Nitrogen
- Phosphorous
- Sedimentation
- Temperature

The TMDL priority for sedimentation was listed as “medium”. The TMDL priority for the other pollutants / stressors was “low”. Because of the 303(d) listings, the City considers sediment, temperature and nutrients (including nitrogen and phosphorous that ultimately cause depressed dissolved oxygen concentrations) to be the main pollutants of concern. In addition to these, the City’s SWMP addresses other common non-point source pollutants, including hydrocarbons from parking lots and streets, and pesticides and herbicides used by homeowners and businesses throughout the City.

2.4 Target Audiences

Table 1 shows the common sources of each priority pollutant identified in Section 2.3, as well as the target audiences and BMP examples addressing these pollutants.

3. PROGRAM MANAGEMENT

The Sebastopol Engineering Department is responsible for the development of the Storm Water Management Program. Public Works, Planning, Building, Fire and other City departments each have responsibility for implementation of certain aspects of the program.

For the first year of the permit term (Fiscal Year 2005-06) it is anticipated that the resources required for completion of the SWMP will primarily consist of staff time with limited professional support from the City Consultants.

On February 3, 2004, the City Council approved a contract with the City’s Engineering Consultant for a comprehensive update of the City’s Sewer, Water and Storm Drain Master Plans. The project includes new orthophotos. Topographic mapping and modeling of all existing City storm drains, identification of deficiencies in the system, and plans for future improvements

to the system. The Storm Drain Master Plan will provide a valuable tool for staff to use in the implementation of the City's storm water management program. The Storm Drain Master Plan component of the project is funded by a Fiscal Year 2004-2005 grant from the Sonoma County Water Agency Zone 1A (\$75,000), and \$5,000 from the Engineering "Special Projects" budget for FY 2003-04 which was earmarked for base map update. The Master Plan is scheduled for completion in September, 2005. As the SWMP is finalized and specific activities and their costs become known, sources of funding for these will be identified and presented to the City Council for approval.

3.1 Engineering and Public Works Departments

The Engineering and Public Works departments which include engineering, streets, sewer, water and storm drain utilities, government buildings and parks and parking lots maintenance will be the key implementer of the City's SWMP.

The Engineering Director has been designated as the Storm Water Program leader. The City's Consulting City Engineer will also play a role in program development, providing professional Engineering support as appropriate.

Public Works Staff with key roles in program implementation will include the Public Works Superintendent and Maintenance Supervisor.

3.2 Planning, Building and Fire Departments

The Planning, Building and Fire Departments will also play key roles in implementation of the City's SWMP.

The Planning Director and Associate Planner will continue to enforce existing policies, such as the California Environmental Quality Act requirements, creek setback requirements, and the City's water-efficient landscaping requirements.

The City Building Official will be involved in development, implementation and enforcement of the City's erosion control requirements (Grading Ordinance) and post-construction storm water program.

The Fire Chief is in charge of Hazardous Materials spills response, and works closely with the Healdsburg-Sebastopol Certified Unified Program Agency (CUPA) to enforce regulations on storage of hazardous materials to prevent these from entering the City's storm drain system or otherwise threatening groundwater or surface water quality.

Appendix A is a list of City Storm Water Management Team contact information.

3.3 Agencies and Organizations

Local agencies and non-profit groups also contribute to many activities that ultimately reduce storm water pollution to the Laguna de Santa Rosa and its tributaries. The City currently has service agreements with many of these agencies, and will be coordinating with them during SWMP implementation. Detailed descriptions of the existing programs that these agencies and organizations conduct within the City are provided in the following sections of this SWMP. These agencies and organizations include:

Sonoma County Water Agency (SCWA)
Sonoma County Department of Emergency Services
Sonoma County Waste Management Agency
City of Santa Rosa Subregional Water Reclamation System
Healdsburg-Sebastopol Certified Unified Program Agency
Laguna de Santa Rosa Foundation (Laguna Keepers)
Sebastopol Toxics Education Program (STEP)
Atascadero Creek Watershed Association

4. MINIMUM CONTROL MEASURES

The Phase II Rule defines a SWMP as a program consisting of six elements, or MCM.s that when implemented together, are expected to achieve significant reductions of pollutants discharged into receiving water bodies. The six Minimum Control Measures are

- 1) Public Education and Outreach
- 2) Public Involvement and Public Participation
- 3) Illicit Discharge Detection and Elimination
- 4) Construction Site Storm Water Runoff Control
- 5) Post-Construction Storm Water Management in New Development/Redevelopment
- 6) Pollution Prevention / Good Housekeeping

In this section, the BMPs and the overall program associated with each MCM will be summarized.

Table 2 lists the six MCMs and the existing and proposed storm water-related activities currently being implemented by the City to address each one.

Table 3 provides additional details regarding the implementation plan, measurable goals, a time frame for implementation and the person or agency responsible for implementation.

5. MONITORING AND EVALUATION

The Regional Board requires that an Annual Report be submitted that summarizes the previous fiscal year's storm water management activities and the results of those activities. The first report will likely be due on September 15, 2006, after the City has obtained official coverage under the Phase II program. Subsequent Annual Reports are due on September 15th of each year and will summarize the activities performed from July 1st of the preceding year through June 30 of the current year.

The City will document activities as described in Table 4 (Measurable Goals). Documented activities will be summarized in the annual report, including an assessment of the success or failure of each of the BMPs included in the program. If this assessment identifies needed improvements in controls, the City will revise BMPs accordingly, to assure an effective storm water management program. Any changes and justification therefore will be included as a part of the Annual Report to the Regional Board.

The Annual Report will contain a summary Table of all activities, with supporting text explaining the activities, as needed, conclusions drawn from the assessment of the year's activities, and any changes that the City proposes to make in the program.

Acronyms

Acronym	Definition
BMP	Best Management Practice
CEQA	California Environmental Quality Act
CMP	Corrugated Metal Pipe
CUPA	Certified Unified Program Agency
EPA	Environmental Protection Agency
General Permit	Final State General Storm Water Permit
MCM	Minimum Control Measure
MS4	Municipal Separate Storm Sewer System
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
PVC	Poly-vinyl chloride
RCP	Reinforced Concrete Pipe
Regional Board	North Coast Regional Water Quality Control Board
SCDES	Sonoma County Department of Emergency Services
SCWMA	Sonoma County Waste Management Agency
SUSMP	Standard Urban Storm Water Mitigation Plan
SWMP	Storm Water Management Plan
TMDL	Total Maximum Daily Load

TABLE 1
POLLUTANTS OF CONCERN, SOURCES, TARGET AUDIENCES
AND EXAMPLES OF BEST MANAGEMENT PRACTICES

Pollutant of Concern	Common Pollutant Sources	Target Audiences	Examples of Best Management Practices (BMPs)
Sediment	Construction Sites Removal of Riparian Vegetation Stream bank Erosion	Construction Contractors Homeowners Public Works	Green Building Program Educational Pamphlets Riparian Restoration Erosion Control Ordinance Requirements Construction Site Inspections
Nutrients	Fertilizers Pet Waste Sanitary Sewer Overflows Improper Restaurant Practices Excessive Organic Debris	Homeowners Landscape Contractors Pet Owners Public Works Restaurants	Pet Waste Signs Education Materials STEP Newsletter Landscaping Guidelines Sanitary Sewer Overflow Procedures Restaurant Inspections Street Sweeping
Temperature	Hydromodification Removal of Riparian Habitat	Developers Owners of properties along creeks Public Works	Green Building Program Riparian Restoration Creek Setback Requirements Annual Creek Cleanup Notification Letters Post-construction Program
Hydrocarbons	Parking Lots Streets Automotive Facilities Illicit Discharges	Automotive Facilities Homeowners Public Works	Storm Drain Filters Green Building Program Street Sweeping Automotive Facility Inspections Educational Materials
Pesticides/Herbicides	Public Landscaping Maintenance Residential Use Commercial Use	Public Works Homeowners Landscape Contractors	City Ordinance STEP Newsletter Educational Materials

TABLE 2
MINIMUM CONTROL MEASURES
EXISTING and PROPOSED BEST MANAGEMENT PRACTICES (BMPs)

BMP	DESCRIPTION
MCM: STEP Newsletter	PUBLIC EDUCATION AND OUTREACH – EXISTING BMPs In May of 1999, the Sebastopol City Council voted to establish Sebastopol as a Voluntary Toxics Free Zone. With this resolution, the City chose to not use toxic pesticides on City maintained property, and to support voluntary reduction of pesticide use among residents, thus creating a healthier Sebastopol for everyone. To implement this resolution a volunteer citizen's group called Sebastopol Toxics Education Program (STEP) was formed. One of STEP's projects is a newsletter called, "The Next STEP", which is sent out to City residents in their water bills.
Pet Waste Signs	The City posts signs in all our public parks encouraging the public to pick up after their pets.
SCWMA	The City of Sebastopol is a member of the Sonoma County Waste Management Agency which provides public education and outreach on the City's behalf, to prevent improper disposal of used oil and other toxic materials.
Water Conservation	The City
	Mandatory Green Building Program. The City of Sebastopol has adopted mandatory sustainable building criteria based on the County of Sonoma Waste Management Agency Green Building Guidelines. The program is for new residential, commercial and commercial remodels 1800 square feet and larger. A total of a minimum 60 overall points in the rating system with 15 points minimum in Indoor Air Quality, Energy Efficiency and Resource Efficiency categories is required to receive a certificate of occupancy.
MCM:	PUBLIC EDUCATION AND OUTREACH – PROPOSED BMPs
	Adopt a Storm Water Ordinance with a public participation component. Announce Study Sessions and public meetings on storm water ordinance development through Press Releases in Local Newspaper and on city web site
	Create a Storm Water Management page on city web site.
	Create informational brochures on Storm Water Management and distribute to the public via City Newsletter, utility billings, public counters in City offices and City web site.

BMP	DESCRIPTION
MCM: STEP Newsletter	PUBLIC INVOLVEMENT AND PUBLIC PARTICIPATION – EXISTING BMPs In May of 1999, the Sebastopol City Council voted to establish Sebastopol as a Voluntary Toxics Free Zone. With this resolution, the City chose to not use toxic pesticides on City maintained property, and to support voluntary reduction of pesticide use among residents, thus creating a healthier Sebastopol for everyone. To implement this resolution a volunteer citizen's group called Sebastopol Toxics Education Program (STEP) was formed. One of STEP's projects is a newsletter called, "The Next STEP", which is sent out to City residents in their water bills.

Storm Drain Labeling	Storm Drain Labeling Program: Since 1990, the Public Works Department has periodically worked with local schools and community groups to implement a volunteer Storm Drain Labeling program. The City provides paint, stencils and instructions for groups along with maps indicating inlets that need labeling or re-painting.
Adopt-a-Landscape	This program encourages businesses, organizations and individuals to commit their time and talents to the maintenance and improvement of one of the City's many 'green spaces'—landscaping islands and areas within public parks and. Activities include new landscaping, weed and litter removal, and landscape maintenance. Volunteers are asked to follow the City guidelines regarding landscaping on public property, including the use of biodegradable landscaping materials and observe the City's prohibition on the use of pesticides and other toxic chemicals on public property within Sebastopol.
Laguna Keepers	The Laguna Keepers (formerly a City program, now operating under the auspices of the Laguna de Santa Rosa Foundation) provides opportunities for volunteers to help the City maintain our Laguna de Santa Rosa Wetlands Preserve, with activities that include trail maintenance, restoration and planting, cleanup and debris removal in areas along the Laguna de Santa Rosa channel.
MCM:	PUBLIC INVOLVEMENT AND PUBLIC PARTICIPATION – PROPOSED BMPs
	Conduct public Study Sessions with City Council to develop a Storm water Ordinance.
	The City will participate, along with other member cities, in a program being developed by the Sonoma County Waste Management Agency to label all storm drain inlets countywide, within residential areas. A second phase is under consideration to extend this program to commercial and private property (multi-family, parking lots, industrial parks, etc.)
	Continue to seek opportunities for volunteer projects that will have a positive impact on storm water quality.
	Develop materials for outreach to local schools and businesses.

BMP	DESCRIPTION
MCM:	ILLICIT DISCHARGE DETECTION AND ELIMINATION – EXISTING BMPs
Storm Drain Map	The City maintains a map of the storm sewer system showing the location of all outfalls and the names and location of all waters of the United States that receive discharges from those outfalls.
Industrial Waste Site Inspections	The City of Santa Rosa Subregional Water Reclamation Division – Industrial Waste Division routinely responds to potential incidents of violation of the sewer use ordinance, in addition to periodic routine inspections of permitted businesses in Sebastopol. Reports on these activities are routinely forwarded to the Sebastopol Public Works Department, who coordinates with Industrial Waste Division and the Sebastopol Building Official to follow up on violations, identify illicit connections and take appropriate steps to prevent future illegal discharges.
Non-Hazardous Materials Inspections and Removals	The Sebastopol Public Works Department is responsible for cleaning up non-hazardous materials in the City right of way and on City-owned property. Periodic inspections by city staff are made of all City parks and open-space areas to prevent illegal activities and accumulation of debris that could negatively impact storm water quality.
Hazardous Materials Spills	The Sebastopol Fire Department is responsible for spill containment, cleanup and investigation under the provisions of the Sonoma County Operational Area Hazardous Materials Incident Response Plan, in the event of a spill of hazardous

	material.
Well and Septic Permitting	The Sebastopol Building Official coordinates with the County of Sonoma PRMD for well and septic issues. The County issues permits for new septic systems and repair permits to fix failing systems, and is responsible for code enforcement on all private wells and septic systems within the City limits of Sebastopol. The Engineering Department processes City utility connections requests for properties within and outside our City limits where there are failing septic systems or water quality problems that constitute public health hazards.
MCM:	ILLICIT DISCHARGE DETECTION AND ELIMINATION – PROPOSED BMPs
	Inform public employees, businesses, and the general public of hazards associated with illegal discharges and improper disposal of waste.

BMP	DESCRIPTION
MCM:	CONSTRUCTION SITE STORM WATER RUNOFF CONTROL – EXISTING BMPs
	The Engineering Department issues Sitework and Grading Permits and Encroachment Permits for private development. The Building Department issues Building Permits and Demolition Permits. All major development projects including residential, subdivisions, Major Design Review and Major Use Permit projects are required to submit Improvement Plans for the review and approval of the City Engineer prior to issuance of any permits for development.
	A Grading Plan and an Erosion Control Plan is required as a part of the Improvement Plans for any project which will involve grading in excess of 50 cubic yards, or any project to be constructed between the dates of October 15 – April 15.
Creek Cleanup Letters	Projects which are expected to be in active construction between October 15 – April 15 are inspected by the Public Works Inspector in early September each year. Letters are sent to all active projects reminding them to implement their Erosion Control plans prior to October 1, if they have not already done so. Follow-up inspections are conducted and repeat correspondence is sent to ensure that all developers are in compliance. Failure to comply with this requirement can result in a violation which voids the permit. In the case of non-compliance with the Erosion Control protection requirements, when bad weather is imminent, the City implements erosion control measures with its own forces, suspends the permit, and charges the developer.
	The City's standard contract language for public construction contracts in Sebastopol contains requirements for erosion protection and storm water runoff control for all projects in Sebastopol.
MCM:	CONSTRUCTION SITE STORM WATER RUNOFF CONTROL – PROPOSED BMPs
	Make appropriate amendments to the City Municipal Code and review and modify language contained in other City policies, Standard Details for Construction, Standard Notes for Improvement Plans, standard City Contract requirements for Public Projects, and other rules and regulations to ensure compliance with the NPDES II General Permit.
	Require all developers of construction sites greater than one acre in size to file a NOI with the Regional Board, in compliance with NPDES II, prior to issuing any City permits for construction.

	Establish requirements for construction site operators to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality.
	Review and revise procedures for site plan review to incorporate consideration of potential water quality impacts.
	Maintain log of information and complaints submitted by the public, relating to storm water impacts from construction projects and actions taken by City.

BMP	DESCRIPTION
MCM:	POST-CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT/REDEVELOPMENT – EXISTING BMPs
	City is routinely incorporating conditions of approval for development projects requiring various structural BMPs for new developments, including such as storm drain filters, on-site retention of storm water, detention/siltation basins, bio-swales, permeable paving and other measures.
	Major development projects which require an Environmental Impact Report contain mitigation measures to address pre-and post-construction storm water management.
MCM:	POST-CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT/REDEVELOPMENT – PROPOSED BMPs
	Review and revise City land use regulations and development construction standards to include appropriate structural and non-structural best management practices appropriate for Sebastopol.
	Address post construction runoff from new development and redevelopment projects in the Storm Water Ordinance.

BMP	DESCRIPTION
MCM:	POLLUTION PREVENTION /GOOD HOUSEKEEPING – EXISTING BMPs
	The City files a NOI for all applicable projects and complies with the terms of the State General Permit. City construction inspectors are responsible to ensure that all public and private improvement projects are constructed in accordance with approved plans and specifications, including implementation of required Erosion Protection Plans.
	The Municipal Code provides for enforcement of construction permit requirements and contract provisions, including verbal warnings, notices of violation, stop work orders and fines for violations.
	Resolution No. 5108 of the Sebastopol City Council, Creating a Voluntary Toxics-Free Zone to Reduce the Use of Pesticides and other Toxic Chemicals in the City of Sebastopol, was approved on May 2, 2000. The Resolution contains City policies that, among other things, prohibit the application of pesticides and other toxic chemicals on or in City owned property and discourages their use on private property, unless there is no viable environmentally safe alternative.
	The City Council has also adopted a resolution and City Council Policy #72, effective October 2, 2001, promoting use

	of biodegradable materials in City owned landscape areas, requiring any fertilizers and or weed killers used by the City to be biodegradable.
	The Laguna Park Master Plan, implemented through creation of the Laguna Wetland Preserve, provides ongoing restoration of native vegetation in and adjacent to the Laguna de Santa Rosa and uplands. The City has constructed restored wetland/detention basins on the Calder Creek storm drain outfall and the outfall of the Healdsburg Avenue Conduit to the Laguna de Santa Rosa.
	The City has implemented weekly yard waste pickup for residential customers to encourage recycling of landscape waste and prevent improper disposal of residential yard waste.
	Drainage from the City owned Ives Swimming Pool is connected to the sanitary sewer system to prevent discharge of pool water to the storm drain system.
	The Public Works/Engineering Department sends a letter annually, in early September, to all owners of properties along the open channel sections of Calder Creek and Zimpher Creek, within the City limits, reminding them of their responsibility to keep creeks clear of debris and obstructions, to maintain capacity and prevent pollution of surface water.
	The City makes regular inspections of all City-owned public parks and open-space areas, to identify potential illegal activities and to remove debris which could negatively impact storm water quality.
	The City inspects and clears roadside ditches and storm drains annually, prior to the rainy season.
	The City contracts with Empire Waste Management for Street Sweeping services. Frequency of sweeping weekly for State Highways, Bodega Avenue and the Downtown commercial core area (east of Main Street) and every other week for all residential areas.
MCM:	POLLUTION PREVENTION / GOOD HOUSEKEEPING – PROPOSED BMPs
	Complete updated Storm Drain Master Plan, including aerial photography and topographic mapping of system.
	Provide employee training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, new construction and land disturbances, and storm water system maintenance
	Implement the public education component of the Voluntary Toxics Free Zone and Council Policy #72

**CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN
IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE**

MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
PUBLIC EDUCATION AND OUTREACH	1	STEP Newsletter	X	X	X	X	X	Distribute newsletter in City utility billings, and post on City web site.	All utility customers receive 6 issues each year.	Pesticides, fertilizers, cleaning products	Homeowners, Businesses	STEP Volunteers Finance Department
	2	Pet Waste Signs	X	X	X	X	X	Continue to post in City parks and public areas.	All new facilities posted.	Organic Debris, Improper disposal of pet waste.	Pet Owners	Public Works
	3a	Education/Outreach to Commercial Activities	X	X	X	X	X	Participation in Sonoma County Waste Management Agency Education Programs	Countywide advertising of Agency programs, ongoing.	Household Hazardous Waste, Used Oil, Yard and Wood Waste	Residents and Businesses	Sonoma County Waste Management Agency
	3b		X	X	X	X	X	Create and distribute educational materials to all City business license holders	Materials developed. Distribute to all business licence applicants	Storm Water Awareness, hydrocarbons, proper storage and disposal of waste materials	Businesses	Program leader, Finance Department
	4a	Education/Outreach to Construction Contractors	X	X	X	X	X	Develop guidelines for pollution prevention measures for specific types of construction activities	All City contractors and permittees receive pamphlets prior to start of work.	Sediment, storm water pollution.	Construction Contractors	Engineering
	4b		X	X	X	X	X	Discuss Stormwater pollution prevention and provide guidelines during pre-construction meetings	Conduct pre-construction meetings with all contractors prior to start of work	Sediment, Storm water pollution	Construction Contractors	Engineering

**CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN
IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE**

MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	4c	Adopt a Mandatory Green Building Program	X					Adopt Resolution	City Council adopted Mandatory Green Building Program by Resolution #5454, on March 15, 2005	Stormwater management and pollution prevention for all new residential and commercial building projects	Project developers and contractors	Building Department
	4d		X	X	X	X	X	Implement Green Building Guidelines	100% of new residential and commercial construction monitored for compliance	Storm water management and pollution prevention— sediment and other pollution from construction activities	Project developers and contractors	Building Department Engineering Department
	5a	Educational Outreach to Public	X					Distribute storm water educational materials at City offices, and public events in Sebastopol	Materials created	Priority pollutants, storm water awareness	Public	Engineering
	5b		X	X	X	X	X	Create Storm Water Page on City Web site	Page Posted Online and updated annually	Priority pollutants, storm water awareness	Public	Engineering
	5c		X	X	X	X	X	Include storm water awareness materials in City Newsletter, and PSAs in local newspaper	At least one newsletter article and one PSA per year	Priority pollutants, storm water awareness	Public	Engineering

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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
PUBLIC INVOLVEMENT AND PUBLIC PARTICIPATION	1	Advertising	X	X	X	X	X	Advertise Earth Day, First Flush Monitoring, Laguna Keepers, Adopt-a-Landscape and other public involvement opportunities in City newsletter, City web site and local newspapers	All public involvement opportunities advertised annually	Public Involvement Oppertunities	Public	City Staff
	2a	Riparian Restoration and Maintenance	X	X	X	X	X	Coordinate with Laguna de Santa Rosa Foundation for Laguna Keepers workdays on City lands	At least one work day per year.	Public Involvement Opportunity	Public	Laguna Foundation
	2b	Control of non-native invasive species in Laguna	X	X	X	X	X	Coordinate with community volunteers to control non-native vegetation by non-toxic means	Prepare report on success of volunteer efforts	Public Involvement Opportunity, Herbicides	Public	Volunteers, City Council
	3	STEP Newsletter	X	X	X	X	X	Volunteers prepare and distribute newsletter in City utility billings	6 issues per year distributed to all City utility customers and posted on City Web Site	Pesticides, Herbicides, Cleaning Products	Public	Sebastopol Toxics Education Foundation
	4a	Storm Drain Stenciling	X					Sonoma County Waste Management Agency storm drain labeling project.	Labels on 100% of City storm drain lids	Storm Water Pollution Prevention	Public	SCWMA

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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	4b		X	X	X	X	X	Require labeling of all new storm drain inlets when constructed.	All new storm drain inlets labeled per City standard	Storm Water Pollution Prevention	Public	Public Works
	5a	Public Meetings	X	X	X	X	X	Conduct public Study Session with Council on Final Draft SWMP	Record and incorporate public comments in plan	Public Awareness and participation in City’s SWMP program	Public, City Council	Engineering
	5b		X	X				Include stakeholders meetings in development of Storm Water Ordinance	Establish schedule for development of ordinance, including stakeholders meetings	Public Awareness, Storm Water Management	Public, City Council	Engineering
	6	Adopt-a-Landscape Program	X	X	X	X	X	Coordinate volunteers to adopt City landscape areas for planting and maintenance, using non-toxic methods.	Two new areas adopted each year	Herbicides, Pesticides, Fertilizers, Organic debris	Public	Public Works

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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
ILLICIT DISCHARGE DETECTION AND ELIMINATION	1	Storm Drain Master Plan	X	X	X	X	X	Storm Drain system mapping, hydraulic modeling, and system condition evaluation completed.	Work underway and to be completed in 05-06	Storm Sewer System	Public Works	Engineering
	2a	Identify and Document Illicit Discharges	X	X	X	X	X	Track complaints received at Public Works, document follow-up activities.	100% of incidents logged	Illicit Discharges	Public Works	Public Works
	2b		X	X	X	X	X	Coordinate with City of Santa Rosa Industrial Waste Division to track all new permits and inspection activities.	100% of new permits issued by City of SR, and all inspection reports reviewed by City staff annually.	Illicit Discharges	Industrial Waste permittees	Engineering, City of Santa Rosa Subregional System
	2c		X	X	X	X	X	Healdsburg-Sebastopol CUPA inspections of hazardous materials storage facilities.	100% of facilities inspected annually and reported to City	Hazmat, Illicit Discharges	Businesses	Fire Chief, CUPA
	2d		X	X	X	X	X	Sonoma County Hazardous Materials Response Plan	Respond to, mitigate and document all Hazardous Materials Spills in Sebastopol	Hazmat, Illicit Discharges	Fire Department, Public Works	Fire Chief

**CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN
IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE**

MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	3a	Sanitary Sewer Overflow Procedures	X					Adopt SSO procedures	Procedures in place in -03-04	Nutrients, pathogens	Public Works	Public Works
	3b	Sanitary Sewer Overflow Response	X	X	X	X	X	Response, cleanup and documentation of all Sanitary Sewer Overflows	Respond to 100% of SSOs	Nutrients, pathogens	Public Works	Public Works
	4	Building Inspections for illicit connections	X	X	X	X	X	Building Official to inspect for illicit connections to City storm drain system during regular inspections.	Inspect for, document and require elimination of illicit connections as needed.	Illicit discharges	Property owners	Building Official
	5	Septic System Permitting	X	X	X	X	X	Coordinate with Sonoma County PRMD to require all property owners with failing septic systems to connect to City sewer	100% of failing systems within City limits connected to sewer	Nutrients, pathogens, other	Property owners	Engineering
	6a	Storm Water Ordinance	X					Develop a storm water pollution prevention ordinance and enforcement procedures to prohibit non-storm water discharges	Ordinance Developed, reviewed and adopted by City	Illicit discharges	City Council	Engineering
	6b			X				Provide in-house training to City staff related to ordinance enforcement				

CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE												
MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	6c			X	X	X	X	Implementation and Enforcement of Ordinance	100% of observed illicit discharges documented and enforced.	Priority Pollutants, Illicit Discharges	Public	Engineering
	7	SCWMA Household Hazardous Waste Program	X	X	X	X	X	Mobile HHW roundups in Sebastopol	At least 2 events per year	Priority Pollutants	Public and Businesses	SCWMA

CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE												
MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
CONSTRUCTION SITE STORM WATER RUNOFF CONTROL	1a	Erosion Control	X	X	X	X	X	Require erosion and sediment control as a condition of approval of all applicable development and permit applications and City Contracts	100% of construction projects required to include Erosion Control Plan as part if improvement plans,	Sediment	Developers, Contractors	Engineering, Public Works
	1b	Erosion Control Construction Site Inspection	X	X	X	X	X	Annual letter to all active construction projects in early September, to implement erosion control measures prior to October 15	100% of active projects receive letter and follow up inspections prior to October 15 each year	Sediment	Developers, Contractors	Engineering, Public Works
	2a	Construction site inspection	X	X	X	X	X	Public Works and Engineering Inspection of all active Construction Sites	100% of sites monitored continuously during construction for implementation of required Erosion Control plans and Green Building Guidelines	Sediment	Developers, Contractors	Engineering, Public Works
	2b		X	X	X	X	X	Documentation and reporting of violations of Erosion Control requirements	100% of violations logged, along with City follow-up actions.	Sediment, organic debris	Developers, Contractors	Public Works
	3	Creek Cleanup	X	X	X	X	X	Annual letter to all owners of properties along creeks within City, addressing erosion and debris control.	100% of property owners notified to perform creek maintenance.	Organic Debris, sediment,	Property owners	Engineering, Public Works

**CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN
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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	4	Require compliance with NPDES II	X	X	X	X	X	All proposed projects >1 acre to file NOI with Regional Board, and provide SWPPP as required	100% of development projects in City in compliance with NPDES II	Sediment, illicit discharges	Developers, Contractors	Engineering, Public Works
	5a	Construction Plan Review	X	X	X	X	X	Engineering, Public Works and Building Department Review of all construction plans for compliance with Erosion Control Requirements	100% of all applicable projects have approved Erosion Control Plans	Sediment	Developers, Engineers, Contractors	Engineering, Public Works
	5b	Construction Plan Review Checklist	X					Create checklist for Construction Plan reviewers to address Erosion Control and Construction Site Storm water management Green Building Guidelines	Checklist completed in first year of plan and used for Plan Review of 100% of all applicable projects.	Sediment, other discharges from construction sites	Contractors, Engineers	Building Department

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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
POST CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT	1	Creek Setback Requirement	X	X	X	X	X	Enforce compliance with creek setback requirements in City Municipal Code.	100% of all applicable construction activities comply with requirements	Temperature, Sediment	Developers and Engineers	Planning Director Building Official
	2	CEQA Checklist	X					Review and revise City’s CEQA checklist as needed to specifically address storm water impacts.	Updated checklist.	Priority Pollutants	Developers	Planning Director
	3	Water Efficient Landscaping	X	X	X	X	X	Enforce Municipal Code Water Efficient Landscaping Requirements	100% of applicable projects comply with requirements	Priority pollutants	Water Customers	Planning Director
	4	Post Construction Storm Water Program		X	X			Develop program to address storm water pollution prevention in development planning for private and public projects.	Program Developed, amended into Storm Water Ordinance	Priority Pollutants	Developers, Engineers, Contractors	Engineering
	5	BMP Inspection and Maintenance			X	X	X	Develop inspection and enforcement procedures for post construction storm water management program, monitoring and maintenance of BMPs.	Require all new source and treatment control BMPs to be maintained for minimum of one year by project developers	Operation and Maintenance	Property Owners	Public Works

CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE												
MINIMUM CONTROL MEASURE	BMP #	ACTIVITY BEST MANAGEMENT PRACTICES	FISCAL YEAR					Implementation Plan	Measurable Goal	Message – Pollutants Addressed	Target Audience	Implementer
			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	6a	Development Review – Generally	X	X	X	X	X	Implement General Plan policies addressing storm water management	100% of all new development projects in compliance with General Plan	Planning, Design and Post Construction Storm Water Control	Developers, Engineers, Contractors	Planning
	6b	Scenic Open Space Ordinance	X					Require review of impacts to storm water quality from proposed developments in SOS zoning overlay district	Update and Amend Ordinance	Storm water management in sensitive areas near Laguna de Santa Rosa	Developers, Engineers, Contractors	Planning Director
	6c		X	X	X	X	X	Implementation of SOS Ordinance	100% of projects proposed in SOS zoning district to complete appropriate studies	Storm water management near Laguna de Santa Rosa	Developers, Engineers, Contractors	Planning Director

**CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN
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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
POLLUTION PREVENTION/GOOD HOUSEKEEPING FOR MUNICIPAL OPERATIONS	1	Street Sweeping	X	X	X	X	X	Contract with Empire Waste Management for Street Sweeping services	Sweep State highways, Bodega Avenue and Downtown business district weekly. Sweep residential neighborhoods every other week.	Priority pollutants	Public Works	Public Works, Empire Waste Management
	2	Storm Drain System Cleaning	X	X	X	X	X	Annual Cleaning of Storm Drains and roadside ditches, prior to October 15.	Provide report on annual Storm Drain cleaning activities	Priority Pollutants	Public Works	Public Works
	3a	Spill Response and Prevention	X					Develop SOP for spill response, including reporting protocol	SOP and reporting protocol developed	Priority Pollutants	Public Works	Public Works
	3b		X	X	X	X	X	Documentation of spills, and actions taken.	Provide annual report documenting all spills and response efforts/follow up.	Priority Pollutants	Public Works	Public Works
	4a	Alternative Discharge Options for Chlorinated Water			X			Develop procedures for dechlorinating water generated during fire hydrant flow testing, water system flushes and other large-scale dewatering operations	Procedures developed	Chlorine	Fire Department, Public Works	Public Works Superintendent, Fire Chief

CITY OF SEBASTOPOL STORM WATER MANAGEMENT PLAN IMPLEMENTATION PLAN, MEASUREABLE GOALS AND TIMETABLE												
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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	4b				X	X		Provide in-house training for staff.	All staff receive training	Chlorine	Fire Volunteers, Public Works Maintenance Workers	Public Works Superintendent, Fire Chieft
	5a	Toxic Free Zone	X	X	X	X	X	Prohibit use of toxic substances for landscape maintenance on City-owned land., and encourage “Voluntary Toxic-Free Zone” Community-wide	Resolution Adopted May 2000	Pesticides, Herbicides	Public Works Maintenance Workers and Public	Public Works
	5b	Adopt-a-Landscape	X	X	X	X	X	Prohibit use of toxics on City owned landscape areas.	100% of adopted areas maintained without use of toxic substances.	Pesticides, Herbicides	Public	Public Works
	6	Weekly Yard Waste Pickup	X	X	X	X	X	Implement Weekly Yard Waste Curbside program	Program implemented in Spring, 2004	Organic Debris	Public	City, Empire Waste Management
	7	Inspection and Debris Removal in City Parks and Open Space	X	X	X	X	X	Perform routine inspections and debris removal in all City-owned parks and open space areas	Inspections performed quarterly, at a minimum, all areas.	Priority Pollutants, Debris	Public Works	Public Works
	8a	Sewer Cleaning and System Management	X	X	X	X	X	Perform cleaning of sanitary sewers to prevent overflows.	Flush all sewer mains on annual basis.	SSOs	Public Works	Public Works

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			FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10					
	8b		X	X				Sewer Master Plan, Analysis of Condition of Existing System	Video inspection of all City mains completed in 2003. Sewer Master Plan completed in 2005. Establish priorities for rehabilitation and cleaning/ maintenance activities	SSOs	Public Works	Public Works, Engineering
	9a	Storm Drain Capital Improvement Program	X					Storm Drain Master Plan	Complete Master Plan	Storm Water Maintenance	City Council, City Departments	Engineering
	9b			X	X	X	X	Perform rehabilitation and improvements to Storm Drain System	Establish 5-year capital improvement program based on Master Plan.	Storm Water Maintenance	City Council, City Departments	Engineering

**APPENDIX A
CITY OF SEBASTOPOL STORM WATER MANAGEMENT TEAM
CONTACT INFORMATION**

	Phone	E-mail
<u>Permittee/Authorized Representative</u>		
David D. Brennan, City Manager	(707) 823-1153	dbrennan@sonic.net
<u>Storm Water Program Manager</u>		
Susan Kelly, Engineering Dir./Asst. to C.M.	(707) 823-2151	suekelly@sonic.net
<u>Storm Water Management Team</u>		
Rich Emig, Superintendent of Public Works	(707) 823-5331	richemig@sonic.net
Dante del Prete, PW Maintenance Supervisor	(707) 823-5331	dantepw@sonic.net
Kenyon Webster, Planning Director	(707) 823-6167	kplan@sonic.net
John Zanzi, Fire Chief/Building Official	(707) 823-8061	jzanzi@sonic.net
Glenn Schainblatt, Deputy Building Official	(707) 823-8597	sbd@sonic.net
<u>City Departments Support Staff</u>		
Debbie Paine, PW Tech (Engineering Dept.)	(707) 823-2151	dpaine@sonic.net
Mary Gourley, PW Tech (PW/Planning Depts.)	(707) 823-5331	mgourley@sonic.net
Patti Delucchi, Bldg/Fire Tech	(707) 823-8597	delucchi@sonic.net
<u>City Engineer</u>		gaffney@gvalley.com
Joseph G. Gaffney, RCE		
Green Valley Consulting Engineers	(707) 579-0388	

<u>City Office Locations</u>	Business Hours: M-Th & Alternate Fridays, 7:30 am–5 pm
City Manager	City Hall 7120 Bodega Avenue Sebastopol, CA 95472 Fax (707) 823-1135
Engineering Department	Corporation Yard
Public Works Department	714 Johnson Street
Planning Department	Sebastopol, CA 95472 Fax (707) 823-4721
Fire Department	Fire Station
Building Department	7425 Bodega Avenue Sebastopol, CA 95472 Fax (707) 823-

<u>Emergency Contact Number</u> (outside regular business hours)	Sebastopol Police Department 6850 Laguna Park Way Sebastopol, CA 95472 Phone Number (707) 829-4400
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